013.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,008,300 / 1,008,300
					USE VALUE:	1,008,300 / 1,008,300
					ASSESSED:	1,008,300 / 1,008,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VIERSTRA KIMBERLY J
Owner 2:	
Owner 3:	
Street 1:	82 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TUREK MARY V -
Owner 2:	-
Street 1:	82 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,983 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2634 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4983.000	593,600	4,700	410,000	1,008,300
Total Card	0.114	593,600	4,700	410,000	1,008,300
Total Parcel	0.114	593,600	4,700	410,000	1,008,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.82 | /Parcel: 382.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10133

GIS Ref

GIS Ref

Insp Date 04/09/18

!1256!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	593,800	4700	4,983.	410,000	1,008,500	1,008,500	Year End Roll	12/18/2019
2019	104	FV	440,500	4700	4,983.	435,700	880,900	880,900	Year End Roll	1/3/2019
2018	104	FV	440,500	4700	4,983.	317,800	763,000	763,000	Year End Roll	12/20/2017
2017	104	FV	412,800	4700	4,983.	276,800	694,300	694,300	Year End Roll	1/3/2017
2016	104	FV	412,800	4700	4,983.	235,800	653,300	653,300	Year End	1/4/2016
2015	104	FV	367,300	4700	4,983.	230,600	602,600	602,600	Year End Roll	12/11/2014
2014	104	FV	367,300	4700	4,983.	189,600	561,600	561,600	Year End Roll	12/16/2013
2013	104	FV	382,400	4700	4,983.	180,400	567,500	567,500		12/13/2012

PRINT

Date	Time
12/10/20	16:54:24

LAST REV

Date	Time
05/22/18	09:24:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1256

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUREK MARY V	35363-154		4/8/2002		595,000	No	No		
	9005-160		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	10133
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2011	1029	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	372	PATRIOT
7/26/2002	MLS	HC	Helen Chinal
11/2/2000	Inspected	264	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
10/1/1999	Entry Denied	197	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4983		Sq. Ft.	Site		0	80.	1.03	1			Med. Tr	-10					410,034						410,000	

Total AC/HA: 0.11439 | Total SF/SM: 4983 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 410,034 | Spl Credit | Total: 410,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GOLD/BROWN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05729246
Const Adj.:	0.97418028
Adj $ / SQ:	175.099
Other Features:	111500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729177
Depreciation:	135627
Depreciated Total:	593550

COMMENTS

2 FPL`S NON-FUNC.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

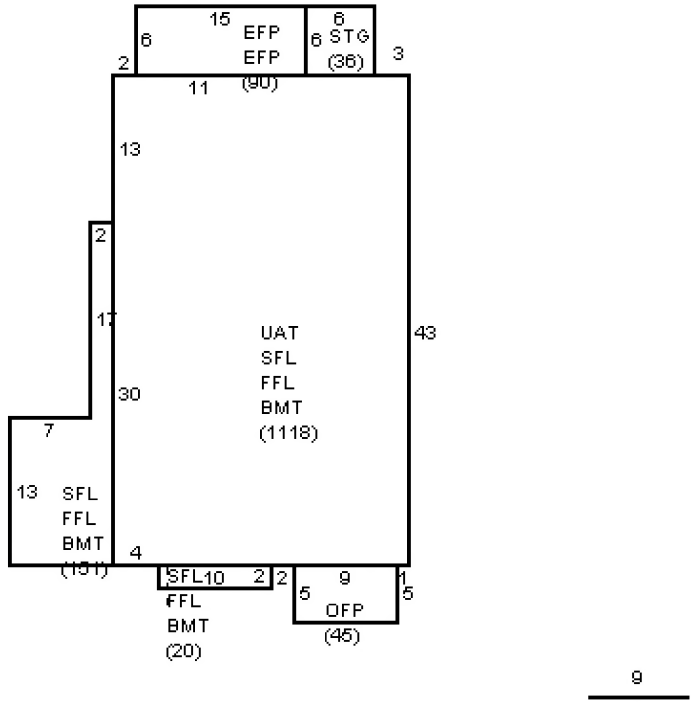
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	192.61
Special Features:	0	Val/Su Net:	134.66
Final Total:	593600	Val/Su SzAd	230.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,289	52.530	67,711
FFL	First Floor	1,289	175.100	225,702
SFL	Second Floor	1,289	175.100	225,702
UAT	Upper Attic	280	80.550	22,512
EFP	Enclos Porch	180	41.260	7,426
OFP	Open Porch	45	42.860	1,929
STG	Storage	36	11.260	405
	Net Sketched Area:	4,408	Total:	551,387
Size Ad	2578	Gross Are	5246	FinArea 2634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1926	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700